

**City of Atlanta
Martin Luther King, Jr. Drive Corridor Study
Advisory Committee Meeting Minutes
11-15-04
6:30 pm
Adamsville Rec. Center**



Attendees:

Marty Sewell (City of Atlanta)	Harry Strate (WSA)
Sara W. Hicks (City of Atlanta)	Kalanos Johnson (WSA)
Flor Velarde (City of Atlanta)	Herman Howard (Turner)
Cheryl King (WSA)	Greg Stanford (Halpern Enterprises)
Andy Fellers (NPU I)	Todd Tillman (ANDP)
Greg Alexander (Business Owner)	Jonathan Wilkins (Atl. Dev. Auth)
C.T. Martin (Councilmember)	R.R. Harris (NPU H)
Greg Alexander (Business Owner)	Mary Smith (NPU I)
Saundi Wilson (NPU I)	Maria Mickens (MLK CDC)
Cathy Richards (NPU H)	Pete Hayley (UCDC)
Mel Reid (NPU H)	

Meeting Discussion Items:

1. City Staff welcomed the Advisory Committee to our 2nd meeting and the started
2. Kalanos Johnson of WSA gave an update of the Advisory Committee Membership via a roster he handed out to the attendees. They confirmed the accuracy of their contact information so they can be more efficiently contacted by the WSA Project Team. He also informed them of the Project Website and e-mail address where they can get information and send comments regarding the study.
3. Next there was a review of 1st Public Meeting from October. The WSA Project Team provided the highlights from the meeting and received feedback from the Advisory Committee on their likes/dislikes of the meeting. There was also discussion of the logistics for the next public meeting in 2005. The group discussed the pros/cons of the logistics of the first meeting and how they wanted the next one to either be similar or change. Later, there was a brief period of general comments & questions for the Advisory Committee. They went as follows:

- "The three areas/sections are not compatible with this community. There is nothing practically past I-20. We have already noted what we wanted to do in this area. Let's not 're-do' what has already been studied but be consistent with past studies".
- "What is different about this study from the other studies (MARTA West Line, H.E. Holmes LCI, etc.) in the area? What's to become of this study? Why are we even doing another study?"
- "Do not waste our time here, but help us."
- "If GDOT has guidelines and limits for corridor studies, let's not ask for things that we can not have."
- "How do we manage traffic freight flow?"
- "What are GDOT's plans and do they conflict with this study? Who is talking to them and are we on the same track?"
- "Can we strike a balance with community needs vs. transportation/mobility needs?"
- "What is the total, big picture vision for this area?"
- "Put up a sign in Adamsville that says don't block the intersection. You cannot cross the street and is not pedestrian-friendly (need traffic calming)."
- "There is a bad curve at MLK and Florida Avenue."
- "Are there milestones for accomplishing the goals of this study? What can be done in 2 years? 5 years? 10 years? What is the action plan?"
- "We are not interested in the projection of existing trends. Don't spend time with it."
- "Who is talking to the developers along the corridor? What are their plans? There are some developers on this committee"
- "Should there be some cohesiveness in this study between the neighborhoods? Each neighborhood should have its own appeal."
- "I have plans to expand my skating rink. People are not waiting for the government to come in and are taking advantage of opportunities. We need to have the corridor make a statement with a unifying theme."
- "There has been nothing implemented from the other studies."
- "Making a continuous effort to address crime has been a priority. We do not want a beautiful high-crime area."
- "Begin a process of getting people to buy into this idea"
- "What are the design standards?"

- "Take a look at who owns what and see what their plans are."
- "Get a handle on what is planned and see what are the common threads. Also be flexible with future guidance."
- "All communities along the corridor have their own identity. It will be very difficult to gain consensus."
- "It costs about \$4 million to put street lights for a 4-block area and a lot of the past studies have no implementation plan. We need to be practical in terms of where the money is coming from."
- "Put all of the plans in the study and know what is happening cause the community will continue to change."
- "Can you bring all the information and plans that are completed to the next meeting? Are they still relevant? Do we still want to use them?"
- "Do each of the MARTA stations have their own plans/studies? We need to look at nodes and the connections and contact MARTA about what they have planned for the stations."
- "How do you know about the MARTA Station's signage? Is MARTA attending these meetings? What do they have to say?"
- "What about the Beltline Study? How does it impact us in terms of takings or eminent domain?"
- "I am on the Atlanta Development Authority and I would be glad to discuss matters dealing with TAD's and eminent domain with the committee."
- "A TAD is a city designation where an area's tax base is frozen as values increase. Bonds are issued to fund projects and the value is used to pay for bonds. The increase in property value is used to pay for any improvements. This is similar to the Perimeter CID area."
- "Interviewing of developers needs to start ASAP cause the community will continue to change."
- "What is the point of all this? Where are we going?"

4. Harry Strate gave an overview of Market Analysis (discussion of task priorities) that was in the attendees handouts. He stated that the market analysis will consist of following five tasks:

- Task 1 – Interview Developers Along Corridor
 - Task 2 – Develop Neighborhood-Based Dev. Opportunities
 - Task 3 – Examine Opportunities for TOD
 - Task 4 – Examine Opportunities for University-Based Dev.
 - Task 5 – Identify Potential Funding Sources
5. Kalanos Johnson led a discussion of LCI designated limits for the corridor. He discussed the background of the LCI process and discussed the LCI information that was included in the attendee's information packets. There was a review of a matrix that had ARC's criteria on the top and the potential LCI projects for the corridor on the left of the matrix that the WSA Project Team used as an illustration for the committee. The committee was asked to take this matrix home and review the information for the next meeting.
6. Next, there was discussion about the next meeting date. It was decided to have it prior to Christmas on a day to be determined later. There would also be one in January as well prior to the next public meeting.

There were no additional comments or questions, and the meeting ended at approximately 8:40 pm. The next advisory committee meeting for the Martin Luther King, Jr. Drive Corridor Study will be TBD.